shoulders of a king, is a crowned female figure on a knot of foliage. The other two have sitting figures. Of the ends to the subsellæ, or lower stalls, there are eight examples, all differing in the carving, but similar in form. The stalls are without canopies, and are probably of the fourteenth century. H.

DREDGE'S SUSPENSION BRIDGE.

A CORRESPONDENT says,—"The report of the failure of the Dredgeian bridge, across the river Leven, Lochlomond, which found its way into most of the public journals some time ago, was incorrect. The fact of the case was simply this:—the centre links of one of the main chains broke in consequence of a flaw in the iron, and the *unnecessary use of centre links* in the bridge. But notwithstanding all this the traffic was continued, and, without interrupting it, Mr. Dredge has since removed the centre links of the other main chain, which has effected an improvement, and makes it substantial and inflexible. This was the second large bridge erected under the patent in 1841; and it is the only instance of fracture in all the bridges the patentee has erected. Indeed, how seldom is it that an approximation to truth is arrived at in the first or second attempt of carrying out any important thing in mechanics (the steam engine, &c. to wit), but often from the smallest accident springs the most useful discovery, which in this instance was of so trivial a nature that it did not even alarm the persons who were upon the bridge at the time the links broke."

We will take this opportunity to mention that a "Description of Suspension Bridges on Dredge's Taper Principle," has just now been issued by Messrs. Young and Co., which will enable those who may have occasion to erect suspension bridges to examine into the merits of the system.

LODGINGS FOR WORKMEN.

RESPECTED FRIEND,—The manifold treatises on *model lodging-houses*, from time to time published in thy print, have much gratified me and others who, like me, are associated for the prevention of cruelty to animals; for thy disquisitions, begun now some years back, have found an echo in the press at large; and it hath become fashionable to patronise and advocate such institutions.

Our society in favour of quadrupeds hath done much in favour of silent suffering since its establishment some twenty years back; but until thou didst raise thy voice, no society was ever formed for the abatement of cruelty towards bipeds—I mean the human animal. There are grievances and woes more cruel than flagellation, and the more sensitive animal, man, intended by the Creator to inherit the earth, and to have dominion over every living thing, is the creature doomed to endure those refinements of suffering! The beast is protected by law from merciless wails: the same law protects from *violence* by blows the rational animal; but hitherto (in what may be called the infantine state of humanity) the law hath had little effect in correcting "man's inhumanity to man."

It irketh me to reflect upon the many, as yet, unredressed evils under which our fellows in community still labour; and that these evils should be, and actually are, more unredressed if not unmitigable in a nation like ours, the most civilized, the wealthiest, and, shall it be said, the most Christian!

Of these, the chiefest is the want of suitable habitations, and those comforts that our state of social advancement requires. There are poor who have not always been poor,—what is their condition when driven to the exigency of lodging a family in two rooms?—what, then, if reduced to *one* room?

Every human creature is primarily entitled to the free and unrestricted enjoyment of God's great elementary endowments—*light*, *water*, and *air*. This is conceded by all who have treated the subject, for the argument is irrefragible: therefore it is the duty of every government, of every municipality, in the first place to assure to every living subject the free exercise and enjoyment of these natural gifts: they are shed abroad upon creation, and should no more be made the media of taxation than the breath of the nostrils. There are, however, in our adventitious state of existence in crowded cities, rights as indispensable as they, and one of them is the right to a *fitting location*.

Thy descriptions of model lodging-houses show that the sense of the time is moving in the right direction: that of St. Pancras is, indeed, a model amongst those first founded, and it is devoutly to be hoped that those proposed for the new thoroughfare, Victoria-street, will be worthy of the designation of that great conduit, and of our excellent and virtuous Queen. But, most worthy Editor, I would suggest to thee (what one of thy correspondents, "Quondam," hath before stated in THE BUILDER), that living-rooms for the poor ought to be had and provided for them at a rate not exceeding 1s. per chamber (including accessories) per week.

A poor working man, or a mechanic with 20s. a week, and family of only *three*, can barely afford that sum: add to it 1s. 6d. for fuel (the least possible allowance), and 6d. for soap, and but 15s. remain to meet all the requirements of food and clothing, not to mention casualties and sickness.

The poor were from the beginning, but their position in a capital, and amongst a community of unparalleled wealth and luxury, is immeasurably more galling, as only their *extremest wants* are at all remediable.

It is well for the pious and charitable to devote money to the construction of lodging-houses, from which they derive 5 per cent. profit, and more than 5 per cent. is returned by investment in model lodging-houses: still it would be better if partly *eleemosynary* gifts, and partly invested capital, were dedicated to these objects, restricting the returns on borrowed funds to 5 per cent. In such case, suites of four chambers of fair dimensions might be rented at 3s. a week.

From a computation made by me on the average rents of houses (in one tenement) it is clear that 5*l*. per chamber (of large dimensions) is the proportion ordinarily paid:—for example, a six-roomed house with decent and commodious adjuncts, may be rented for 30*l*. a-year—an eight-roomed house for 40*l*.—a ten-roomed for 50*l*.—and so on: such commonly have curtilages and even gardens: this amounts to 2s. per chamber per week for highly-finished mansions. This computation only relates to houses of the ordinary class, and not to first-rate situations; for such positions will often bring four times the value of the structure in rent.

As a large part of the first cost of a house arises from the high finish, external ornamentation, and internal decoration,—so plain dwellings, of a substantial character, with moderately proportioned, plain, and wholesome apartments, might, in proportion to extent and number of chambers, be erected so as to let for much less.

All structures of this kind should have a kitchen in each suite, with other requisites (as in Paris) to preserve the privacy and segregation of each family: at the same time, other establishments suitable to single persons, such as that of Bloomsbury, might secure increased comfort and economy, perhaps through the general purveyance of one kitchen and one cook.

No one can fail to admire the pretty evidence of poor habitations in Hyde-park: the security from fire, neatness, ventilation, and compactness reflect credit on the good prince who hath made the condition of the poor his study. Whether he designed them or not matters as little as whether he personally designed the Great Exposition: it is enough that royal patronage bestow on such matters their care and regard,—yet would I put it to thee, friend editor, whether this sample be not a toy, too expensive in construction, as also too stinted in capacity: thou wouldst not like a sleeping room 9 feet by 6 feet—but one step from the bed to the wall: besides, the height is deficient. These might suit a rich man's park grounds where expense could be of no moment.

TABITHA QUIET.

THE RIGHT OF THE CONTRACTORS TO THE COMMISSIONERS OF SEWERS TO CONSTRUCT DRAINS, AND CHARGE FOR THE WORK DONE OVER THE CONTRACT PRICE.

WHITECHAPEL COUNTY COURT—(TUESDAY).

DETHICK *v.* GRENIER.

The plaintiff in this action is a builder and contractor to the Commissioners of Sewers for the eastern division of the metropolis, and the defendant is landlord of some houses in Chapel-court, St. George's in the East. The sum sought to be recovered was 7*l*. 5*s*. 1*d*.; and defendant had paid 2*l*. into court as sufficient for the work done.

Mr. Fisher, solicitor, appeared for Messrs. Dethick, and called Mr. Alder, who said he was principal clerk to the plaintiffs, and took instructions from the defendant to make a drain through a passage leading into a court. The contract was to be 2*l*., and whilst making the drain the men unexpectedly opened into a disused cesspool. The case was laid before the Commissioners of Sewers, who sent their clerk of the works, and who ordered them to go lower. Upon doing this it was found the next house was giving way. At this time they had sunk 10 feet according to the surveyor's orders, but upon finding the accident they rose, and were obliged to fill the cesspool up. Had been a great many years in the employ of contractors, and could positively state that the charge made was below the cost. They were obliged to act up to the instructions of the officers of the Sewers Commission, and could not deviate from their levels or courses of drains. Mr. Grenier had offered him 2s. 6d. to fill in the cesspool and not report it to the commissioners.

Two of the contractor's workmen deposed to the necessity of sinking the drain, in consequence of finding the cesspool, and further said that the defendant had repeatedly said he would pay all expenses.

Mr. Cox said that he held under lease the adjoining houses of defendant, and that he represented to the Commissioners of Sewers the nuisance of defendant's houses from want of drainage: in consequence of this the drain was ordered to be made by their contractors. His house had not yet done settling, and as defendant had no right to the passage, he should look to him for any damage he had sustained, and not to the contractors.

Mr. Grenier said it was entirely from want of skill on the part of the contractors the increase of work had occurred. They excavated too low, which brought the walls down. Instead of 10 feet deep, 4 feet would have been sufficient. He knew nothing of the cesspool, and considered the power of the Sewers Commissioners most arbitrary towards owners of property.

Mr. Reynolds said the defendant called him in to look at the job, and he offered to take it for 5*l*., out of which he should have had to pay the commissioners fifteen shillings. He said he would do it for 4*l*. if "the Sewers" would assist, but he was told they would not under the circumstances. If their contractor did the work they would cleanse the drains, but not otherwise. Believes Mr. Dethick to be a large contractor for sewers. The power of the commissioners is so great that if a builder does not carry out their instructions he is liable to be fined 20*l*. The plaintiffs were bound to do what the clerk of the works directed. Thinks they went too deep.

Mr. Fisher replied and pointed out the responsibility of his clients, who had clearly acted up to the orders of the authorities.

His Honour said the practical experience of Mr. Alder shewed that no more work was done than was required, and he had no doubt if the Commissioners of Sewers had ordered twenty times the amount of work to be done the defendant would have been liable for the expenses. He must, therefore, order the amount sued for to be paid in a month. Verdict for plaintiff.

The court was crowded with builders of the East End, who did not appear to relish the judgment.

THE IRON TRADE.—Returns of the Board of Trade show that the export of iron, and especially of manufactured iron, continues to improve. The value of the foreign transactions in July was 531,014*l*., being an increase on the same month of 1850 of 62,738*l*.—The Cradley chain-makers have struck for an advance of wages, or rather for a return to the higher prices they have till lately been receiving. It is expected that the turn-out will be general.

VICTORIAL STATUE AT GLASGOW.—Upwards of 3,000*l*. have been collected for the proposed equestrian statue of her Majesty at Glasgow.

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